

## YARROW GARDENS METROPOLITAN DISTRICT

141 Union Boulevard, Suite 150  
Lakewood, Colorado 80228-1898  
Tel: (303) 987-0835  
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September 1, 2020

City of Wheatridge  
City Clerk  
Stephen Kirkpatrick  
7500 W. 29<sup>th</sup> Ave.  
1<sup>st</sup> Floor  
Wheatridge, Co 80033

VIA Email: [skirkpatrick@ci.wheatridge.co.us](mailto:skirkpatrick@ci.wheatridge.co.us)

RE: 2019 Annual Report; Yarrow Gardens Metropolitan District

Dear Clerk:

Please find enclosed a copy of the 2019 Annual Report for the above-referenced District.

Please acknowledge your receipt of the document by signing this letter below and returning to this office via email to [rnavant@sdmsi.com](mailto:rnavant@sdmsi.com).

If you have any questions, please contact me.

Sincerely,

Robin Navant  
Assistant to David Solin  
District Manager

Enclosure

cc: Seter & Vander Wall, P.C.; Jeffrey Erb  
Division of Local Government  
State Auditor

The above referenced document was received this \_\_\_\_ day of September, 2020.

City of Wheatridge

By: \_\_\_\_\_

# **YARROW GARDENS METROPOLITAN DISTRICT**

## **2019 ANNUAL REPORT**

### **TO CITY OF WHEAT RIDGE, COLORADO**

Pursuant Section VI. of the Service Plan for Yarrow Gardens Metropolitan District, the District is required to provide an annual report to the City Clerk's Office with regard to the following matters:

- 1. A narrative summary of the District's progress in implementing the Service Plan for the report year.**

In 2018, the District issued its Series 2018 Bonds to pay for costs associated with public infrastructure that has been constructed for the Yarrow Gardens project. Development of the residential units began in 2019.

- 2. The audited financial statements of the District for the Report Year.**

The 2019 audit will be submitted when completed.

- 3. A summary of the capital expenditures incurred by the District in development of public facilities in a Report Year, as well as any capital improvements or projects proposed to be undertaken in the five (5) years following the report year.**

Approximately \$250,000 of capital expenditures were incurred by the District in development of public facilities in 2018. Construction continued in 2019, and \$1,545,779 was paid for development of Public Facilities. Another \$236,840 was incurred but not yet paid in the report year. It is anticipated that in the next 5 years \$309,000 more will be incurred. Capital expenditures are for the water distribution system, storm and sanitary sewer systems, street lighting, pedestrian walks, and street paving.

- 4. A. A summary of the financial obligations of the District at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the Report Year.**

The District issued Limited Tax Convertible Bonds to Unlimited Tax, Series A (the "Series A Bonds") and Subordinate General Obligation Limited Tax Bonds, Series B (the "Series B Bonds") in the aggregate principal amount of \$2,492,000 (the "Bonds") for the purpose of defraying the cost of all or a portion of the public infrastructure needed for the Yarrow Gardens development project. The Series A Bonds carry a 5.875% interest rate and mature on December 1, 2048. The Series B Bonds carry an 8.125% interest rate and mature on December 15,

2048. As of December 31, 2020, none of the outstanding principal balance has been reduced.

**B. The amount of payment or retirement of existing indebtedness of the District in the Report Year**

Approximately, \$119, 556.00 in interest payments on the Series A and Series B Bonds was paid in 2019.

**C. The total assessed valuation of all taxable properties within the District as of January 1 of the Report Year**

As of January 14, 2019, the total assessed valuation of taxable properties within the District was approximately \$814,803.00.

**D. The current mill levy of the District pledged to debt retirement in the Report Year.**

The District imposed a General Obligations Mill Levy of 60.000 mills in 2019 for collection in 2020.

**5. The District's budget for the calendar year in which the annual report is submitted.**

The District's 2020 Budget is attached hereto as **Exhibit A**.

**6. A summary of residential and commercial development which has occurred within the District for the report year.**

In 2019 there was no commercial development activity. There was residential development as ten townhomes were started and completed. In addition, five more townhomes were started but not yet completed in the report year.

**7. A summary of all fees, charges and assessments imposed by the District as of January 1 of the Report Year.**

The District was organized December 7, 2018. No fees, charges, or assessments were imposed by the District in 2019.

**8. Names, addresses, and telephone numbers of District board members, chief administrative staff and general counsel, together with the date, time and place of regular Board meetings.**

Gene Myers	Chair/Pres.	1875 Lawrence Street, Suite 900, Denver, CO
Jeffrey Seibold	Sec./Treas.	1875 Lawrence Street, Suite 900, Denver, CO
Stephen Myers	Asst. Sec.	1875 Lawrence Street, Suite 900, Denver, CO
William Rectanus	Asst. Sec.	1875 Lawrence Street, Suite 900, Denver, CO
Vacant		

Regular meetings in 2020 are scheduled for the second Tuesday of March, June, September and December at 2:00 P.M. at 1875 Lawrence Street, Suite 900, Denver, Colorado.

General Legal Counsel – Jeffrey Erb, Esq., Seter & Vander Wall, P.C., 7400 E. Orchard Road, #3300, Greenwood Village, CO 80111

Special District Management Services, Inc., David Solin- District Manager, 141 South Union Blvd. Suite 150, Lakewood, CO 80228

**EXHIBIT A**

**2020 Budget**

**YARROW GARDENS METROPOLITAN DISTRICT**  
**2020**  
**BUDGET MESSAGE**

Attached please find a copy of the adopted 2020 budget for the Yarrow Gardens Metropolitan District.

The Yarrow Gardens Metropolitan District has adopted three funds, a General Fund to provide for the payment of general operating expenditures; a Capital Project Fund to provide for the estimated infrastructure costs that are to be built for the benefit of the District; and a Debt Service Fund to provide for payments on the proposed general obligation debt.

The District's accountants have utilized the modified accrual basis of accounting and the budget has been adopted after proper postings, publications and public hearing.

The primary sources of revenue for the District in 2020 will be property taxes and developer advances. The District intends to impose a mill levy of 68.000 mills on all property within the District for 2020, of which 8.000 mills will be dedicated to the General Fund and the balance of 60.000 mills will be allocated to the Debt Service Fund.

**Yarrow Gardens Metropolitan District**  
**Adopted Budget**  
**General Fund**  
**For the Year ended December 31, 2020**

	Actual 2018	Adopted Budget 2019	Actual 8/31/2019	Estimate 2019	Adopted Budget 2020
Beginning fund balance	\$ -	\$ -	\$ -	\$ -	\$ -
Revenues:					
Property taxes	-	934	934	934	6,519
Specific ownership taxes	-	65	52	65	455
Developer Advance	-	49,001	4,486	17,825	21,667
Interest income	-	-	-	-	-
Total revenues	-	50,000	5,472	18,824	28,641
Total funds available	-	50,000	5,472	18,824	28,641
Expenditures:					
Accounting / audit	-	7,000	1,443	7,000	4,000
Legal	-	10,000	-	10,000	10,000
Insurance	-	4,000	1,710	1,710	4,000
Miscellaneous Expense	-	-	36	100	-
Treasurer fees	-	14	14	14	98
Contingency	-	28,356	-	-	10,000
Emergency reserve (3%)	-	630	-	-	543
Total expenditures	-	50,000	3,203	18,824	28,641
Ending fund balance	\$ -	\$ -	\$ 2,269	\$ -	\$ -
Assessed valuation		\$ 116,745			\$ 814,803
Mill Levy		8.000			8.000

**Yarrow Gardens Metropolitan District**  
**Adopted Budget**  
**Capital Projects Fund**  
**For the Year ended December 31, 2020**

	Actual <u>2018</u>	Adopted Budget <u>2019</u>	Actual <u>8/31/2019</u>	Estimate <u>2019</u>	Adopted Budget <u>2020</u>
Beginning fund balance	\$ -	\$ 1,750,000	\$ 1,476,584	\$ 1,476,584	\$ -
Revenues:					
Bond proceeds	2,492,000		-	-	
Interest income	-	15,000	13,073	13,054	-
Total revenues	<u>2,492,000</u>	<u>15,000</u>	<u>13,073</u>	<u>13,054</u>	<u>-</u>
Total funds available	<u>2,492,000</u>	<u>1,765,000</u>	<u>1,489,657</u>	<u>1,489,638</u>	<u>-</u>
Expenditures:					
Issuance costs	227,260	-	-	-	-
Capital expenditures	210,406	-	1,489,638	1,489,638	-
Repay developer advances	-	1,765,000	-	-	-
Transfer to Debt Service	<u>577,750</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total expenditures	<u>1,015,416</u>	<u>1,765,000</u>	<u>1,489,638</u>	<u>1,489,638</u>	<u>-</u>
Ending fund balance	<u>\$ 1,476,584</u>	<u>\$ -</u>	<u>\$ 19</u>	<u>\$ -</u>	<u>\$ -</u>



**Yarrow Gardens Metropolitan District**  
**Adopted Budget**  
**Debt Service Fund**  
**For the Year ended December 31, 2020**

	Actual 2018	Adopted Budget 2019	Actual 8/31/2019	Estimate 2019	Adopted Budget 2020
Beginning fund balance	\$ -	\$ 600,000	\$ 577,750	\$ 577,750	\$ 476,594
Revenues:					
Property taxes	-	7,005	7,005	7,005	48,888
Specific ownership taxes	-	490	393	500	3,422
Transfer from Capital Project Fund	577,750	-	-	-	-
Interest income	-	5,000	8,764	13,000	7,000
Total revenues	577,750	12,495	16,162	20,505	59,310
Total funds available	577,750	612,495	593,912	598,255	535,904
Expenditures:					
Series 2019A Bond interest	-	125,000	54,931	119,556	129,250
Series 2019A Bond principal	-	-	-	-	-
Series 2019B Bond interest	-	-	-	-	-
Series 2019B Bond principal	-	-	-	-	-
Treasurer's fees	-	105	105	105	733
Trustee / paying agent fees	-	5,000	-	2,000	5,000
Total expenditures	-	130,105	55,036	121,661	134,983
Ending fund balance	\$ 577,750	\$ 482,390	\$ 538,876	\$ 476,594	\$ 400,921
Assessed valuation		\$ 116,745			\$ 814,803
Mill Levy		60.000			60.000
Total Mill Levy		68.000			68.000

**EXHIBIT B**

**2019 Final Assessed Valuation**



**Scot Kersgaard**

Assessor

November 21, 2019

OFFICE OF THE ASSESSOR  
100 Jefferson County Parkway  
Golden, CO 80419-2500  
Phone: 303-271-8600  
Fax: 303-271-8616  
Website: <http://assessor.jeffco.us>  
E-mail Address: [assessor@jeffco.us](mailto:assessor@jeffco.us)

YARROW GARDENS METRO  
WHITE BEAR ANKELE TANAKA & WALDRON  
2154 E COMMONS AVE 2000  
CENTENNIAL CO 80122

Code # 4998

### CERTIFICATION OF VALUATION

The Jefferson County Assessor reports a taxable assessed valuation for your taxing entity for 2019 of:

**\$814,803**

The breakdown of the taxable valuation of your property is enclosed.

As further required by CRS 39-5-128(1), you are hereby notified to officially certify your levy to the Board of County Commissioners no later than December 15.

CRS 39-1-111(5) requires that this office transmit a notification by December 10 of any changes to valuation made after the original certification.

Scot Kersgaard  
Jefferson County Assessor

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# CERTIFICATION OF VALUATION BY JEFFERSON COUNTY ASSESSOR

New Tax Entity

☒ YES ☐ NO

Date: November 21, 2019

**NAME OF TAX ENTITY:** YARROW GARDENS METRO
**USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATION ("5.5%" LIMIT) ONLY**

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2019:

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	1. \$	116,745
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: ‡	2. \$	814,803
3. LESS TOTAL TIF AREA INCREMENTS, IF ANY:	3. \$	0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	4. \$	814,803
5. NEW CONSTRUCTION: *	5. \$	0
6. INCREASED PRODUCTION OF PRODUCING MINE: ≈	6. \$	0
7. ANNEXATIONS/INCLUSIONS:	7. \$	814,803
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: ≈	8. \$	0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b), C.R.S.): Φ	9. \$	0
10. TAXES RECEIVED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1)(A), C.R.S.). Includes all revenue collected on valuation not previously certified:	10. \$	0
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a), C.R.S.) and (39-10-114(1)(a)(I)(B), C.R.S.):	11. \$	0

‡ This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec 20(8)(b), Colo. Constitution

\* New construction is defined as: Taxable real property structures and the personal property connected with the structure.

≈ Jurisdiction must submit to the Division of Local Government respective Certifications of Impact in order for the values to be treated as growth in the limit calculation; use Forms DLG 52 & 52A.

Φ Jurisdiction must apply to the Division of Local Government before the value can be treated as growth in the limit calculation; use Form DLG 52B.

**USE FOR TABOR "LOCAL GROWTH" CALCULATION ONLY**

IN ACCORDANCE WITH ART X, SEC.20, COLO. CONSTITUTION AND 39-5-121(2)(b), C.R.S., THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2019:

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: ¶	1. \$	2,809,598
<b>ADDITIONS TO TAXABLE REAL PROPERTY</b>		
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	2. \$	0
3. ANNEXATIONS/INCLUSIONS:	3. \$	2,809,598
4. INCREASED MINING PRODUCTION: §	4. \$	0
5. PREVIOUSLY EXEMPT PROPERTY:	5. \$	0
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	6. \$	0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT: (If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.):	7. \$	0

**DELETIONS FROM TAXABLE REAL PROPERTY**

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	8. \$	0
9. DISCONNECTIONS/EXCLUSIONS:	9. \$	572,435
10. PREVIOUSLY TAXABLE PROPERTY:	10. \$	0

¶ This includes the actual value of all taxable real property plus the actual value of religious, private school, and charitable real property.

\* Construction is defined as newly constructed taxable real property structures.

§ Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S., AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS:

1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY	1. \$	2,809,598
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NOTE: ALL LEVIES MUST BE CERTIFIED TO THE COUNTY COMMISSIONERS NO LATER THAN DECEMBER 15.